

This Instrument Prepared By And Please Return To:  
George J. Nassar  
Glankler Brown, PLLC  
1700 One Commerce Square  
Memphis, TN 38103

2/05/08 3:33:18  
BK 577 PG 754  
DESOTO COUNTY, MS  
W.E. DAVIS, CH CLERK

### SPECIAL WARRANTY DEED

THIS INDENTURE, is made and entered into this 24<sup>th</sup> day of January, 2008 by and between Meritex Enterprises, Inc., a Minnesota corporation, formerly known as Space Center Enterprises, Inc. (the "Grantor") and Southaven Square Partners, LLC, a Georgia limited liability company, doing business in Mississippi as Southaven Square, LLC (the "Grantee").

### WITNESSETH:

That, for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has granted, bargained and sold and does hereby grant, bargain, sell and warrant specially unto Grantee the real estate, situated and being in DeSoto County, Mississippi, being more particularly described on Exhibit "A" attached hereto and made a part hereof.

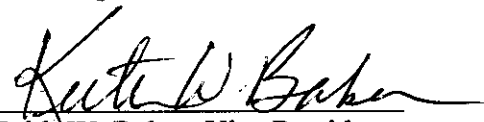
The above described property is a portion of the property conveyed to Space Center Enterprises, Inc. by Warranty Deed of record at Deed Book 350, Page 416 of the records of the Chancery Clerk's Office of DeSoto County, Mississippi.

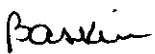
This conveyance is subject to restrictive covenants, building lines and easements of record, matters reflected on survey of the property by The Reaves Firm dated December 18, 2007, and is further subject to 2008 DeSoto County and City of Southaven real estate taxes, the responsibility for which Grantee herein assumes and agrees to pay by accepting delivery hereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Meritex Enterprises, Inc.,  
a Minnesota corporation

By:

  
Keith W. Baker, Vice President



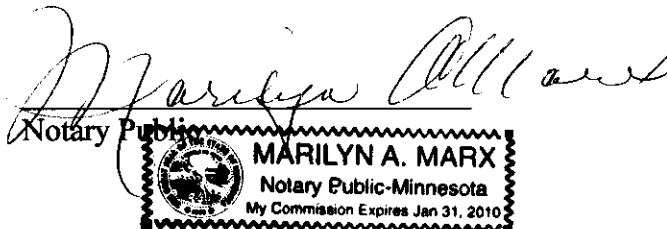
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**STATE OF MINNESOTA;  
COUNTY OF RAMSEY:**

Personally appeared before me, the undersigned authority in and for the said county and state, on this, the 24<sup>th</sup> day of January, 2008, within my jurisdiction, the within named Keith W. Baker, who acknowledged that he is Vice President of Meritex Enterprises, Inc., a Minnesota corporation, formerly known as Space Center Enterprises, Inc., and that for and on behalf of the said corporation, and as its act and deed he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

My Commission Expires:

1-31-10



Indexing Instructions: File in NE/4 of Section 19, Township 1 South, Range 7 West, DeSoto County, Mississippi

**Seller:**

Meritex Enterprises, Inc.  
2285 Walnut  
Roseville, MN 55113

(B) (651) 855-9700

**Purchaser:**

Southaven Square Partners, LLC  
c/o Butler Properties, Inc.  
2727 Paces Ferry Road, Ste. I-255  
Atlanta, GA 30339

(B) (770) 433-9500

After Recording, Return To:

Baskin, McCarroll, McCaskill & Campbell, PA  
PO Box 190  
Southaven, MS 38671  
(662) 349-0664

File No: 907258 Initials: JSM

**EXHIBIT "A"****LEGAL DESCRIPTION**

Land situated in DeSoto County, Mississippi:

7.63, more or less, acre tract of land in Section 19, Township 1 South, Range 7 West, City of Southaven, DeSoto County, Mississippi, and being more particularly described as follows:

Beginning at the Northeast corner of Section 19, Township 1 South, Range 7 West; thence West, 439.79 feet to a point; thence South 40.00 feet to an iron pin (set), said point being the true point of beginning for the herein described tract; thence South 00°18'00" East, 200.00 feet to an iron pin (set); thence North 89°42'00" East, 200.00 feet to an iron pin (set); thence South 00°18'00" East, 86.21 feet to an iron pin (set); thence along a curve to the left having the following attributes: Delta - 01°55'12", Radius 1218.69 feet, Tangent - 20.42 feet, Length - 40.84 feet, Chord Bearing - South 01°13'33" East, Chord - 40.84 feet to an iron pin (set); thence South 89°42'00" West, 434.53 feet to an iron pin (set); thence South 25°45'00" West 340.05 feet to an iron pin (set); thence North 64°15'00" West, 370.00 feet to an iron pin (found); thence North 00°02'42" West, 272.81 feet to an iron pin (found); thence North 89°57'46" East, 124.93 feet to an iron pin (found); thence North 00°02'14" West, 200.91 feet to an iron pin (set); thence South 90°00'00" East, 588.56 feet to the point of beginning.

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